

# \$538,000 - 316 Ascot Circle Sw, Calgary

MLS® #A2221851

**\$538,000**

2 Bedroom, 3.00 Bathroom, 1,330 sqft

Residential on 0.02 Acres

Aspen Woods, Calgary, Alberta

Welcome to this stunning 3-story townhome in the heart of Aspen, an ideal blend of comfort, style, and convenience, perfectly poised for its next owner. As you enter on the first floor, youâ€™re greeted by a concrete patio, where you can unwind while enjoying the tranquil, private views of the adjacent ravineâ€”an oasis of nature right outside your door. This level also includes a spacious double tandem garage, providing ample space for parking and storage. Additionally, you'll find a versatile flex room at the end of the garage, perfect for a home office, study, or creative space. Ascend to the second floor, where an inviting open-concept kitchen awaits, seamlessly flowing into a spacious dining area and a cozy living room. Step out onto your private balcony equipped with a gas line, ideal for summer barbecues. The living room, featuring an elegant electric fireplace, offers picturesque views of the wooded ravine, providing both beauty and privacy. The upper level is designed for convenience and comfort, featuring a stacked washer and dryer and two spacious master bedrooms with ensuite bathrooms. This townhome is situated in a vibrant community with abundant walking and biking paths, ensuring easy access to outdoor activities. Enjoy nearby shopping at the renowned Aspen Landing and utilize the Westside Recreation Center for fitness and fun. Conveniently located and walkable to next prestigious private schools Webber and Calgary Academy. The light rail system nearby



provides effortless connections for downtown commuters, while the property offers convenient access to the ring road for easy navigation throughout the city. Don't miss your chance to own this exceptional townhome in one of the most coveted locations in the complex! Schedule your showing today before it's too late!

Built in 2011

### Essential Information

MLS® #	A2221851
Price	\$538,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,330
Acres	0.02
Year Built	2011
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	316 Ascot Circle Sw
Subdivision	Aspen Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0X2

### Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Quartz Counters
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Basement	None

## Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Stone, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 16th, 2025
Days on Market	28
Zoning	M-1
HOA Fees	242
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Bow Realty
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